

Baker County Correctional Facility

57131 Lakeview Road
Baker, CA 92309



PROPERTY DESCRIPTION: The property is comprised of a 282-bed Minimum Security Prison (Vacant) and 30 single family residence homes on one 30 acre parcel. There is a total of approximately 47 single-story buildings residing on the premises designating approximately 17 buildings to the prison and 30 staff homes. The 17 single story structures include; dormitory-style living quarters, administrative, gun, maintenance, kitchen/dining, intake/hold, laundry, multi-purpose, and generator buildings. Directly adjacent to the prison are 30 SFR Homes, consisting of (4) 4B/2B at approximately 1632 square feet, (18) 3B/2B at approximately 1317 square feet, and (8) 2B/2B at approximately 1045 square feet. Each home's amenities include an attached 2 car garage, washer/dryer hookups, and central air conditioning/heating. Prison's security features include 12-foot perimeter fencing topped with razor-wire. Gates feature dual magnetic locking mechanisms. Security/camera systems throughout prison.

Single Family Homes: 30

- 4 / 4 Bed/2 Bath (1632 Sqft)
- 18 / 3 Bed/2 Bath (1317 Sqft)
- 8 / 2 Bed/2 Bath (1045 Sqft)

Opportunities:

Out of the 30 Units, 21 of them remain occupied. The other 9 remain vacant due to leakage in the roof's. With Proper roof maintenance occupancy could reach 100%. This is the only rental property in the city of Baker, creating large upside potential.

PROPERTY OVERVIEW



Addresses:	57131 Lakeview Road Baker, CA 92309
Building Area:	±87,000SF
Land Area:	±30 AC 51,306,800 SF
Year Built:	1968
Occupancy:	Vacant Prison/ Non Operational
Parking:	Ample Parking
Zoning:	IN – Institutional
Unit Mix	Multiple

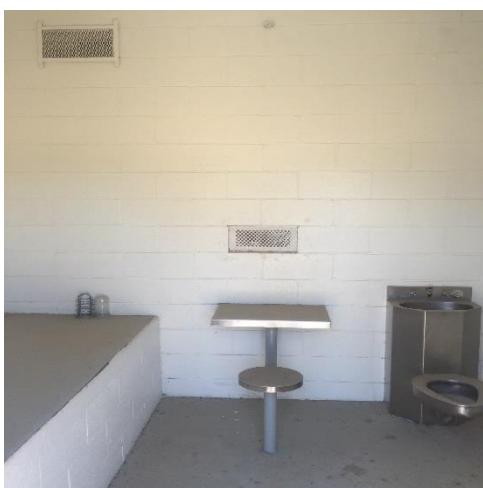
Unit Mix

Number Of Units	Unit Type	Approx. Sq. Feet	Current Rents
8	2 Bed 2 Bath	1,045	\$500 - \$550
18	3 Bed 2 Bath	1,317	\$770 - \$1,040
4	4 Bed 2 Bath	1,632	\$1,005 - \$1,300

Single Family Residence



Correctional Facility



CONTACT

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